

PLANNING COMMISSION CONDITIONS OF APPROVAL

617 GARDEN STREET
TENTATIVE SUBDIVISION MAP
DECEMBER 1, 2005

In addition to the conditions imposed on the project by the Planning Commission Resolution No. 006-05, the following conditions shall apply:

- A. **Recorded Agreement(s) Prior to Permits.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property, shall be executed by the Owner in a written instrument which shall be reviewed and approved as to form and content by the City Attorney, and recorded by the City. Said agreement(s) shall be recorded in the Office of the County Recorder:
1. **Subdivision Agreement.** "Agreement Relating to Subdivision Map Conditions Imposed on Real Property".
 2. **Parcel Map.** "Parcel Map" shall be recorded prior to or concurrently with an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property". The Parcel Map shall be prepared by a licensed land surveyor or registered civil engineer in conformance with current Subdivision Map Act and in conformance with the requirements of the City Survey Control Ordinance.
 3. **Approved Development.** The development of the Real Property approved by the Planning Commission on _____ is limited to three (3) condominiums and the improvements shown on the Tentative Subdivision Map signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 4. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:
 - a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.
 - b. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.
 - c. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition.
- B. **Prior to Map Recordation or issuance of Permits.** The Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to the

EXHIBIT A

recording of the Parcel Map and prior to the issuance of a Building permit or Public Works permit.

1. **Lot Line Adjustment.** The Owner shall record “Agreement Relating to Lot Line Adjustment”, to prior to recording of the Parcel Map, as previously conditioned with development approval for the subject site (PC Resolution number 006-05). A licensed surveyor shall prepare legal descriptions and said Agreement shall be recorded in the Office of the County Recorder.
- C. **Prior to C of O.** Prior to issuance of a Temporary Certificate of Occupancy, or Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Complete Public Improvements.** Public improvements as shown on the building plans from previously conditioned development project (PC Resolution number 006-05).